



City of Milwaukee

Meeting Minutes

ZONING, NEIGHBORHOODS & DEVELOPMENT COMMITTEE

ALD. MICHAEL S. D'AMATO, CHAIR

Ald. Willie Wade, Vice-Chair

Ald. Michael Murphy, Ald. Ashanti Hamilton, Ald. Robert Bauman

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City Hall
200 East Wells Street
Milwaukee, WI 53202

Tuesday, January 9, 2007

9:00 AM

Room 301-B, City Hall

Meeting convened: 9:16 A.M.

Present 5 - D'Amato, Wade, Murphy, Hamilton, Bauman

1. [061150](#)

Communication from the Center on Wisconsin Strategy transmitting its report "Efficient and Strategic TIF Use -- A Guide for Wisconsin Municipalities."

Sponsors: THE CHAIR

Individuals present:

Pam Fendt - Director of the Good Jobs and Livable Neighborhoods Coalition

Rosemary Wehnes - Midwest representative for the Sierra Club

Paul Henningsen - former alderman

Joel Brennan - Redevelopment Authority

Jim Scherer - Dept. of City Development

Comptroller's Office should provide written analysis to committee members of when developer-financed TIF districts would be appropriate.

A motion was made by ALD. WADE that this Communication-Report be RECOMMENDED FOR PLACING ON FILE. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

2. [061051](#)

Communication from the Department of City Development relative to the process for the evaluation of proposals to create Tax Incremental Districts.

Sponsors: THE CHAIR

This matter was taken up at the end of the meeting at 12:40 P.M.

Ald. Wade moved that the Zoning, Neighborhoods and Development Committee convene into closed session pursuant to s. 19.85(1)(e), Wis. Stats., for deliberating or negotiating the purchase of public properties, the investing of public funds or conducting other specified public business, whenever competitive or bargaining reasons require a closed session with respect to Item #2...Communication from the Department of City Development relative to the process for the evaluation of proposals to create Tax Incremental Districts.

Roll call:

Ayes - Ald. Hamilton, Ald. Bauman, Ald. Wade, Ald. Murphy and Ald. D'Amato - 5

Individuals present:

Michael Daun, Richard Li and Craig Kammholz - Comptroller's Office

Joel Brennan and Jim Scherer - Dept. of City Development

Kim Montgomery - Mayor's Office

Emma Stamps - Legislative Reference Bureau

NOT ACTED ON

10:00 A.M.

3. [061142](#) Resolution approving the Land Disposition Report for the property at 1220 West Canal Street to Andrew G. Mueller, in the 12th Aldermanic District.

Sponsors: Ald. Witkowiak

A motion was made by ALD. BAUMAN that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

4. [061140](#) Resolution approving the Land Disposition Report for the Redevelopment Authority properties at 1620, 1626 and 1634 West Fond du Lac Avenue for sale to GESTRA Engineering, Inc. for commercial development, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individual present:

Mucad Alam - Gestra Engineering - 422 Oak Street, Oak Creek

A motion was made by ALD. WADE that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

5. [060909](#) Substitute ordinance relating to the change in zoning from Two-Family Residential to Local Business, on land located on the North Side of West Center Street and East of North 15th Street, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

A motion was made by ALD. HAMILTON that this Ordinance be RECOMMENDED FOR PASSAGE. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

6. [060970](#) Substitute ordinance relating to the change in zoning from Multi-Family Residential to Commercial Service, on land located on the North Side of West Lisbon Avenue and West of North 39th Street, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Vanessa Koster - Dept. of City Development

Barry Height - Midwest Children's Services
Teig Waley-Smith - 2212 N. Lincoln Dr.
Karole Kimble - Ald. Hines's Office

A motion was made by ALD. MURPHY that this Ordinance be RECOMMENDED FOR PASSAGE. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

7. [061019](#) Substitute ordinance approving the Second Amendment to the Detailed Planned Development (DPD) known as Home Depot, on land located on the South Side of West Good Hope Road and East of North 76th Street, in the 9th Aldermanic District.

Sponsors: Ald. Puente

A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PASSAGE. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

8. [060969](#) Substitute ordinance relating to the change in zoning from Local Business to General Planned Development, on land located on the North Side of West Center Street and West of North 25th Street, in the 7th Aldermanic District.

Sponsors: Ald. Wade

Individuals present:

Vanessa Koster - Dept. of City Development

Teig Waley-Smith - rep. for the church and Cardinal Capital - 2212 N. Lincoln Dr.

A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PASSAGE. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

9. [061102](#) Substitute ordinance relating to the change in zoning from Two-Family Residential to Detailed Planned Development, on land located on the North Side of West Highland Avenue and West of North 12th Street, in the 4th Aldermanic District.

Sponsors: Ald. Bauman And Ald. Murphy

A motion was made by ALD. BAUMAN that this Ordinance be RECOMMENDED FOR PASSAGE. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

10. [061137](#) Substitute ordinance relating to the change in zoning from Industrial Light to General Planned Development, on land located on the East Side of North Teutonia Avenue and North of West Mill Road, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

Individuals present:
Vanessa Koster - Dept. of City Development
Phillip Schultz - developer
Melissa Goran - developer

Proposed Substitute A accepted.

**A motion was made by ALD. HAMILTON that this Ordinance be SUBSTITUTED.
The motion PREVAILED by the following vote:**

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

061137

Substitute ordinance relating to the change in zoning from Industrial Light to General Planned Development, on land located on the East Side of North Teutonia Avenue and North of West Mill Road, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton

**A motion was made by ALD. HAMILTON that this Ordinance be RECOMMENDED
FOR PASSAGE. The motion PREVAILED by the following vote:**

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

11. 060734

Substitute ordinance relating to the change in zoning from Industrial Heavy to General Planned Development, on land located on the North and South Sides of West Hampton Avenue and West of North 32nd Street, in the 1st Aldermanic District.

Sponsors: Ald. Hamilton And Ald. Wade

Individuals present:
Vanessa Koster - Dept. of City Development
Armiss Putreniuks - developer

**A motion was made by ALD. HAMILTON that this Ordinance be RECOMMENDED
FOR PASSAGE. The motion PREVAILED by the following vote:**

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

12. 061138

Resolution declaring the City-owned parking lot at 2254 South Allis Street surplus to municipal needs and authorizing its sale to Vetter Denk Properties, LLC for mixed-use development, in the 14th Aldermanic District.

Sponsors: Ald. Zielinski

Individuals present:
Ald. Zielinski
John Vetter - Vetter-Denk
Brook Meyer - project architect

**A motion was made by ALD. MURPHY that this Resolution be RECOMMENDED
FOR ADOPTION. The motion PREVAILED by the following vote:**

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

13. [061144](#) Resolution declaring the City-owned vacant lots at 1922-26 and 1932-38 West Fond du Lac Avenue and 1909, 1919 and 1923 West Monroe Street surplus to municipal needs and authorizing their sale to Wisconsin Redevelopment, Inc. for housing development, in the 15th Aldermanic District.

Sponsors: Ald. Hines Jr.

Individuals present:

Elaine Miller - Dept. of City Development

Todd Hutchinson - 3316 N. Summit Ave.

Karole Kimble - Ald. Hines's Office

A motion was made by ALD. WADE that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

10:45 A.M.

14. [051177](#) A substitute ordinance relating to zoning regulations for day care facilities located near alcohol beverage establishments.

Sponsors: Ald. Davis, Ald. Wade, Ald. Bauman And Ald. Murphy

Individuals present:

Vanessa Koster - Dept. of City Development

Barry Zalben - Legislative Reference Bureau

Ald. Davis

The distance measurement will be clarified in the text prior to the Council meeting on January 17th.

Ald. Bauman and Ald. Murphy asked to be added as sponsors.

Proposed Substitute C accepted.

A motion was made by ALD. WADE that this Ordinance be SUBSTITUTED. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

- [051177](#) A substitute ordinance relating to zoning regulations for day care facilities located near alcohol beverage establishments.

Sponsors: Ald. Davis, Ald. Wade, Ald. Bauman And Ald. Murphy

A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PASSAGE. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

PLEASE NOTE: ITEMS #15a AND #15b WILL NOT BE HEARD AT THIS TIME.

- 15a. [060575](#) Substitute ordinance relating to the change in zoning from General Planned Development to Detailed Planned Development, on land located on the North Side of East Webster Place and East of North Stowell Avenue, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

NOT ACTED ON

- 15b. [060705](#) Substitute ordinance relating to the change in zoning from Local Business and Multi-Family Residential to General Planned Development, on land located generally on the East Side of North Downer Avenue and South of East Park Place and land located generally on the West Side of North Downer Avenue and the East Side of North Stowell Avenue, North of East Webster Place, in the 3rd Aldermanic District.

Sponsors: THE CHAIR

NOT ACTED ON

16. [061139](#) Substitute resolution approving Amendment No. 3 to the North 7th Street-West Garfield Avenue (Bronzeville) Redevelopment Plan, in the 6th Aldermanic District.

Sponsors: Ald. McGee Jr.

A motion was made by ALD. HAMILTON that this Resolution be RECOMMENDED FOR ADOPTION. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

17. [061052](#) A substitute ordinance relating to regulations for a supervising electrician of a company.

Sponsors: Ald. McGee Jr.

Held at the request of the Dept. of Neighborhood Services.

A motion was made by ALD. WADE that this Ordinance be HELD TO CALL OF THE CHAIR. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

18. [061136](#) An ordinance relating to an appeal process for emergency orders issued by the department of neighborhood services.

Sponsors: THE CHAIR

A motion was made by ALD. WADE that this Ordinance be RECOMMENDED FOR PASSAGE. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

19. [041538](#) Resolution relating to a Milwaukee Housing Trust Fund.

Sponsors: Ald. Murphy

A motion was made by ALD. MURPHY that this Resolution be RECOMMENDED FOR PLACING ON FILE. The motion PREVAILED by the following vote:

Aye 5 - D'Amato, Wade, Murphy, Hamilton and Bauman

No 0

Meeting adjourned: 1:36 P.M.

Linda M. Elmer

Staff Assistant

This meeting can be viewed in its entirety in the web-casting archives found at www.milwaukee.gov/channel25.